179.0	0006	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	738,300 /	738,300
					USE VALUE:	738,300 /	738,300
					ASSESSED:	738,300 /	738,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NUGENT WARREN & SAMANTHA
Owner 2:	
Owner 3:	
Street 1:	20 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DER KAZARIAN GREGORY -
Owner 2:	-
Street 1:	20 BROWNING RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,910 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1952, having primarily Vinyl Exterior and 2334 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8910.000	257,200		481,100	738,300
Total Card	0.205	257,200		481,100	738,300
Total Parcel	0.205	257,200		481,100	738,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.32 | /Parcel: 316.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	121905
GIS Ref	
GIS Ref	
Insp Date	07/12/18

!14118!

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,300	0	8,910.	481,100	784,400	784,400	Year End Roll	12/18/2019
2019	101	FV	275,400	0	8,910.	481,100	756,500	756,500	Year End Roll	1/3/2019
2018	101	FV	275,400	0	8,910.	405,500	680,900	680,900	Year End Roll	12/20/2017
2017	101	FV	275,400	0	8,910.	371,100	646,500	646,500	Year End Roll	1/3/2017
2016	101	FV	275,400	0	8,910.	316,200	591,600	591,600	Year End	1/4/2016
2015	101	FV	229,900	0	8,910.	274,900	504,800	504,800	Year End Roll	12/11/2014
2014	101	FV	229,900	0	8,910.	254,300	484,200	484,200	Year End Roll	12/16/2013
2013	101	FV	229,900	0	8,910.	241,900	471,800	471,800		12/13/2012

PRINT

Date	Time
12/11/20	03:59:44

LAST REV

Date	Time
04/01/20	12:47:49
apro	
14118	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DER KAZARIAN GR	73387-257		10/1/2019		740,000	No	No		
	12998-25		6/18/1976			No	No		N

USER DEFINED

Prior Id # 1:	121905
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/18/2019	2043	Re-Roof	13,000	C				
10/30/2019	1748	Porch	1,000	C				
10/8/2019	1605	Inter Fi	8,000	C				
8/16/2001	563	Siding	8,000	C				
7/3/2001	450	Re-Roof	4,700	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
10/17/2008	Meas/Inspect	163	PATRIOT
12/5/2001	External Ins	PM	Peter M
4/13/2000	Inspected	264	PATRIOT
1/12/2000	Mailer Sent		
1/5/2000	Measured	264	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8910		Sq. Ft.	Site		0	70.	0.77	7									481,110						481,100	

Total AC/HA: 0.20455 | Total SF/SM: 8910 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 481,110 | Spl Credit | Total: 481,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.09987140
Const Adj.:	0.99000001
Adj $ / SQ:	103.443
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370770
Depreciation:	114939
Depreciated Total:	255832

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 3			Baths: 1			HB 1		

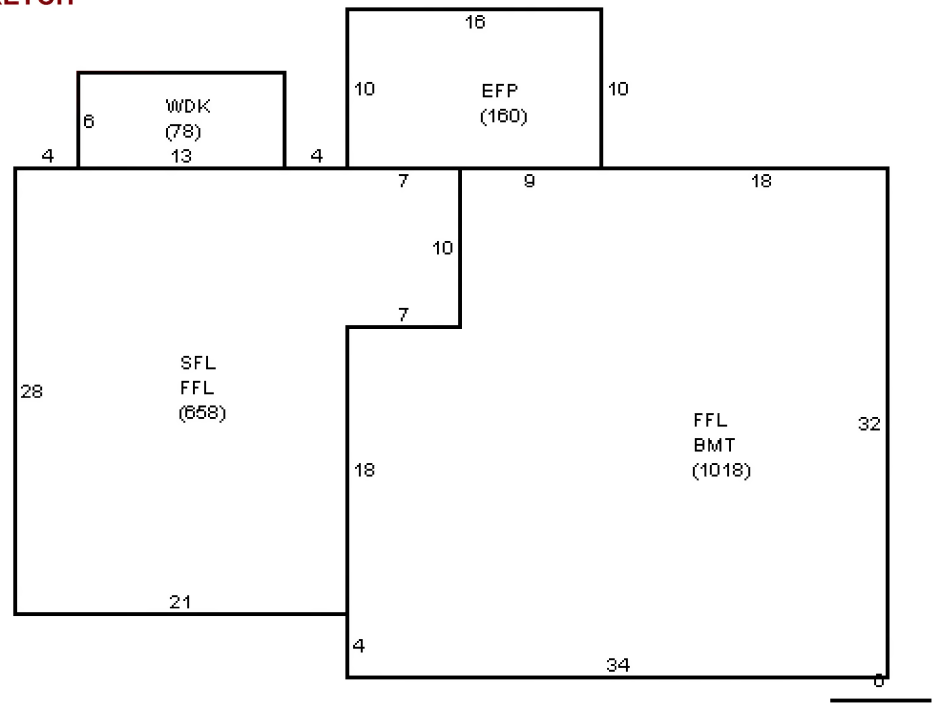
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	103.44
Special Features:	1400	Val/Su Net:	71.64
Final Total:	257200	Val/Su SzAd	110.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,676	103.440	173,370
BMT	Basement	1,018	31.030	31,591
SFL	Second Floor	658	103.440	68,065
EFP	Enclos Porch	160	43.800	7,008
WDK	Deck	78	15.840	1,236

Net Sketched Area:	3,590			Total:	281,270
Size Ad	2334	Gross Are	3590	FinArea	2334

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	M	S	1	4	A	AV	1980	500.00	T	31.2	101			1,400			1,400

More:	N	Total Yard Items:		Total Special Featues:	1,400	Total:	1,400

IMAGE

AssessPro Patriot Properties, Inc